



COUNTY OF SAN LUIS OBISPO NEGATIVE DECLARATION ADDENDUM

FOR OFFICIAL USE ONLY ()

ENVIRONMENTAL DETERMINATION NO. ED15-093

DATE: 10/6/2015

PROJECT/ENTITLEMENT: Marinai Conditional Use Permit DRC2014-00131

APPLICANT NAME: Rob Marinai

ADDRESS: 337 17th Street #200, Oakland, CA 94612

CONTACT PERSON: Robert Winslow

Telephone: 805-706-0401

PROPOSED USES/INTENT: A request by Rob Marinai for a Conditional Use Permit to allow a three-story, 83 unit motel in one building with a total of 38,500 square-feet of floor area and a 12,800 square-foot underground parking deck. The project will result in the disturbance of approximately 1.2 acres of a 1.2 acre parcel. The proposed project is within the Commercial Retail land use category.

LOCATION: The project is located on the south side of Hill St. (at 549 Hill Street), approximately 300 feet west of South Frontage Road, in the community of Nipomo, in the South County (Inland) planning area

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

FINDINGS: Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted negative declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration.

Based on staff's determination that all of the above conditions apply, an addendum to the adopted Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

BASIS FOR ADDENDUM: The following describes why each of the above-identified issue areas will not result in any significant additional impact. The addendum is to allow for minor project description and non-substantive changes (updated case number and address information) resulting from submittal of a new Conditional Use Permit application. The previously approved land use entitlement expired.

1. The project description has been modified to reflect changes to the project that include a redesign from two motel buildings to one motel building. Proposed occupancy has increased from 71 rooms to 83 rooms. The motel is still proposed at three-stories totaling 38,500 square feet of floor area. The motel has also been relocated from the north side of the property to the south side of the property. As a result the parking area has been reconfigured and now includes a 12,800 square-foot underground parking deck containing 40 carport spaces.
2. The project proposes to use the Nipomo Community Services District (NCSD) as its water source. The NCSD pumps water from the Santa Maria groundwater basin, which is made up of three interconnected sub basins (Tri-Cities, Nipomo Mesa, and Santa Maria). At the time of the previously adopted Mitigated Negative Declaration, the Nipomo Mesa Water

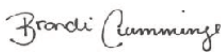
Conservation Area (NMWCA) was certified at a Level of Severity 2. The comprehensive study completed for the basin at that time (State Department of Water Resources, "Water Resources of the Arroyo Grande-Nipomo Mesa Area", 2002), concluded that the basin was not in a state of overdraft.

Since that time, this Department has released a study (San Luis Obispo County Department of Planning, "Resource Capacity Study – Water Supply in the Nipomo Mesa Area", 2004) concluding the NMWCA portion of the Santa Maria Groundwater Basin is in a state of overdraft. The study recommended a Level of Severity 3 for the basin, and the Board of Supervisors certified the Level of Severity 3 in 2007, and subsequently approved water conservation ordinances for that area.

Although the Level of Severity for water resources in the Nipomo groundwater basin has declined to Level III, the NCSD issued a new intent-to-serve (ITS) letter for NCSD services (water, sewer, and solid waste) on September 10, 2014. Since the issuance of the ITS letter, the NCSD has declared a Stage III water shortage and has subsequently ceased issuing new ITS letters for new development. However, based on the issuance of an ITS letter, the NCSD has determined that remaining capacity exists for this project and is honoring the letter. Therefore, the findings of the original project can still be made for this proposal.

No substantial changes have been made, nor have there been significant changes to the site setting that would result in major revisions to the previously adopted Negative Declaration. New information provided is to clarify and update information resulting from additional project review.

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

Brandi Cummings		Planner	12/28/15	County of San Luis Obispo
Name	Signature	Title	Date	Public Agency